

Muriel Arms 2665 GRAND CONCOURSE

> Now Rea dy for Occupancy Northwest Corner Kingsbridge Road

Opposite Poe Park High-Class Elevator Apartment Steel Constructed Fire-proof Building situated on Highest Elevation in New York, equal to the best Build-ings in the Park or West End Ave. sections.

Very Attractive Suites of 2 Rooms, Kitchenette @ Bath 4-5-6 Rooms, Foyer @ 2 Baths At Very Moderate Rentals The location is most ideal and within 2 minutes' walk from 6th and 9th Ave. "L," Lexington and Jerome Ave. Subway; at Kingsbridge Road Station.

RENTING AGENT ON PREMISES

Unfurnished-Quecas.

ON BOND & MORTGAGE.

CITY REAL ESTATE.

A. V. AMY & CO., Real Estate. Efficient management of property. 160 West 72d st., N. Y. city.

DOUGLAS L. ELLIMAN & CO., Piaza 0200

MANAGEMENT A SPECIALTY. RYAN & CO., 142 West 125th.

THE QUEENSBORO CORPORATION, 50 East 42d st., corner Madison av.

REENWICH VILLAGE.—Vacant house, Jot 20x95, near Sheridan sq.; price \$17,500; rms arranged. DUROSS, 155 W. 14th.

12TH ST., 79 W.-3 story H. S. dweiling, 22x163.3; price \$32,000; easy terms, H. J. SACHS & CO., 38 West 21st st.

Above 14th St. to 59th St. (Inciusive).

BARGAIN. SECOND AV., NEAR 42D ST., FIVE STORY TRIPLE TENEMENT. RENT \$4,056 YEAR, PRICE \$29,506.
Termis can be arranged.
HENRY HOP. 567 3D AV.
Phone Murray Hill 9474.

CHANCE TO SECURE

MURRAY HILL DISTRICT.

16 DWELLINGS

on West 45th st., between 8th and 9th avs...

formerly Astor estate holdings; price \$26,000 and up. John P. Peel Co., 862 W. 23d st.

Above 59th St .-- 5th Av. to East River.

GOOD LOCATION, HARLEM, six story, new law, 46x100, Rental \$15,000, PRICE \$82,000.

Above 59th St .- 5th Av. to North River.

### Oueens Boulevard Arms QUEENS BOULEVARD AT BRAGAW STREET READY DECEMBER 15th

4 and 5 Rooms and Bath, \$70 to \$90 Mo.

All Large Outside Rooms, Modern Improvements, Finest Appointments. Tennis
Courts and Children's Playgrounds. Another unit in the new Queens
Boulevard Residential Section.
Corona Line, Queensboro Subway, at Grand Central to Lowery St. Sta. 12 minutes
Agent on Premises Daily and Sunday
Phone Hunters Point 4700, or

William B. May & Company 570 Madison Ave., at 56th Street Phone 0270 Plaza.

### OPEN FOR INSPECTION

KINGS GARDEN COURT.

Kingsbridge Road, Sedgwick Ave.

Highest elevation in N. Y.

8 minutes' walk to Lexington and Jerome Ave. Subway, 6th-9th Ave. "L" at Kingsbridge Road.

Reasonable rent. Agt. on premises

### Mosholu Parkway Briggs Av. and 203d St. 3 Rooms, bath, \$58 to \$60 Corner Apt. \$116; with Garage \$131

Private entrance All housekeeping apartments
Modern building nearing
completion
Pransportation: Grand Central, sub.
and 'L': 6 minutes' walk to two pebile golf links. Unusually attractive
iocation. Leage to desirable tenants.
AGENT ON PREMINES.

Unfurnished-Long Island.



## Forest Wills Bardens

Long Island from 34th St., N. Y. C. 15 Mins. fr TENNIS PLACE.

# LAST Apartments \$90&\$105

CDUB, SERVICE home-cooked meals almost cost to apartments or in e beautiful large Tea Room, posite West Side Tennis Club, Apply on premises, Phone Boulevard 6545. GUYON L. C. EARLE, Agent, 358 Fifth Avenue, Flizzoy 0821,

### APARTMENTS WANTED.

Furnished.

### WANTED

from January 1

for 3 or 4 months, exceptionally well furnished apartment, PARK AVE. section, South of 7and St. 4 family bedrooms, 3 or 4 maids' rooms. Adult family of 4.

\$1500 to \$2000 per month.

Box B 633 Herald, 280

### MONEY TO LOAN & WANTED ON BOND & MORTGAGE.

FOR SALE—Guaranteed \$3500 let mortgage N. J. farm property: reasonable bonus, 1

TOR SALE-GUARANTOES \$1500 Ist mortgage
N. J. Garm proposerty: reasonable bonus. B
623 Herald, 290 Bway.

LOANS EVERTWHERE.

LOWEST RATES.

First and Second,
also Building and Permanent
MORTGAGE LOANS,
NEW YORK, BRONK, BROOKLYN,
LONG ISTANI, NEW JERSEY,

STEEL REALTY, 165 W. 42 St. Bryant 5541 First and second mortgage mon

S baths: Otts eigentor, &c.; suitable for doctor; terms.

M. B. LARKIN, 55 LIBERTY ST.

Phone SSSS licetor, \$265 Fordham.

YORKVILLE—Third av. store property near Stih st., five story, 25 foot frontage, rents about \$5,000; price \$22,000.

GEORGE S. RUNK, 1252 Lexington Avenue, YORKVILLE—Lexington Av. cerner, one block from subway, income ever \$30,000; can be bought for six times the rent; principals only

GEORGE S. RUNK, 1252 Lexington Avenue, YORKVILLE—Come hundred feet east of Park av., frontage 34 feet, five story income property; price \$50,000.

GEORGE S. RUNK, 1252 Lexington Avenue, YORKVILLIS—East, 86th st., 28 foot fiat, excellent condition; price \$25,000.

GEORGE S. RUNK, 1252 Lexington Avenue.

Above 20th St.—3th av. to North River. MONEY for first and second mortgage loans AMSTERDAM AVENUE.

MANHATTAN HEALTY CO., 1482 MONEY, first, second mortgages, any smount, anywhere, WALDORE, 15 Park

BROADWAY (114th)—6 story walkup; un-usual investment. Principals only. K. K.

PORTER & CO., 159 W. 123h st.

FOUR story and basement, near B'way, in

90s, 17 rooms, 4 baths, electric lights, parquet floors; A1 condition; possession any
time: price \$22,000. COUGHLAN & COMPANY, INC., 200 West 72d st.

LOWER W. 70s, private dwelling, few doors
from West End av.; electric lights, parquet floors; will sacrifice to quick buyer at
\$25,500; cash \$3,500. COUGHLAN & CO.,
INC., 200 W. 72d.

SIAWSON & HOBBS, 162 W. 72D ST. SALE, West Side dwellings, desirable selec-tion, West 65th to 105th. JAMES P. WAL-DEN, Resitor, 200 W. 72d. Columbus 2008

MONEY TO LOAN & WANTED ST., 302 W -1s a good buy. Let JOHN ROGERS, 176 W, 89th st., Riverside 563, ahow it to you.

STH ST., 177 West-Dwelling; liberal terms;
RABELL, 220 Broadway.

STH ST., 11 West-Dwelling; liberal terms.
RABELL, 220 Broadway. \$35,000 at 6% first mortgage, corner brick building, stores and apartments; will re-duce every interest day. Westchester county. MAHONY & BALL, 2 Hudson st., Yonkers.

FINEGAN, 38 PASSAN

A-\$16.500.
3% STORY HIGH STOOP,
385 SECTION WASHINGTON HEIGHTS:
20 FT., 11 ROOMS, 2 BATHS:
similar house just sold for \$19.500.
DUFF & BROWN CO. 1715 Amsterdam av

PLOT 35x50 on Washington #t., near Des-broases st.; can be bought right; suitable terms. DERSCHUCH & CO., 28 Certland; st. SEVERAL pieces of Greenwich Village prop-erty, business and residential, to settle an estate. MRS. WILLIAMS, 3675 Broadway, administratrix. vont avs.

IWO story and basement, 12 rooms, 3 baths, suitable dector; immediate possession, 563
W. 187th, near St. Nicholas av.

### RARE BARGAIN \$20,000

av., Glendale, L. I.: rental \$18,000; attrical conveniences; 2 fine bedrooms, master's rooms, 2 baths, 2 car garage, two blocks
west of Broadway and 218th st.; price reduced, reasonable terms; Broadway subway
station, West 215th st. J. S. ROUTH, Jr.,
on premises.

WASHINGTON HEIGHTS—6 story elevator,
chiral closets, ice boxes each apartment,
roll of 22,700, less than \$13 room; price
station, west 217th st.
SCI MITT, 63 Park Row, suite 419.

SCI MITT, 63 Park Ro

PORTER & CO., fts W. 125th st. Manhattan-Miscellaneous.

Modern house for rent, option of buying; sale price \$55,000. NORAH MACLAREN, 03
Washington Sq. Spring 1652.

Washington Sq. Spring 1652.

16 DWELLINGS

BIGGEST BARGAIN IN NEW YORK—
\$17,000 above mortnages buys beautiful At
condition, modern 100x100 corner servator
apartment house, with S stores on Amsterdarn av., and 1-st. 2-5, 3-6 and 1-7 room
apartments on each floor, where rents are
less than \$14 a month per room. Rents \$35,
000, Yielding over \$3,000 yearly, after all
expenses, including amortization of \$7,200.
We will make a substantial loan, without
bonus, to any one desirous of securing this
sound investment; personal interviews only,
as each bargain advertised by these offices
has sold too quickly to permit exchanges of
correspondence GEORGE LAZO & CO.,
INC., 202 West 74th at, (cor. Broadway).
Phone Columbus 5110, Open day and night. 57TH ST., rear 5th at.—21 year lease, six story building, elevator, fine for high class restaurant, JCHN L. BYGERS, 176 W. 89th st. Riveredo 7505.

IST AV., near 37th—Sacrifice, five story tenament with storest price \$23,000, rent \$4,825, cast \$7,500; five year mortgage; principals only. KAHN, 1482 R way.

cipais only. KAHN, 1482 R'way.

795 PTH AV., southwest corner 53d st., five story high class apartment, two stores, two five room and bath on each floor, steam and hot water, first mortgage 330,000, routs 85,432. Price 846,090, 334 and 338 West 18th at, two five story high class apartments, size 60x100, two six room and bath each floor, steam and hot water, first mortgage 855,000, rents \$12,000. Price \$65,000, P. a. J. CURRY, 118 Nassau st. Resiman 9031. Don't writes call; let's get acquainted; SHERMAN & KIRSCHNER, 1641 Madison av. SHIPIMAN & KÜRSCHNEIT, 1641 Madison av.
IN the 80°s, close to Lexington av., adjoining dwellings; 3 stores and bazement; \$20,000 cach. DUFF & VONGER, INC., Madison av., 86th st. Lenox 8006.

MAPISON AV. (\$08)—Four story and basement dwelling, \$45,000. CHRISTOPHER & GILLIAM., 347 Madison av. Vanderbilt 0854.

On Madison Av. South of 86th St. Large sprivate house, suttable for alteration for business: big bargain. DUFF & CONGER, INC., Madison and 88th st.

PARK AVENUE DWELLING
In the 80s for saie immediate possession, five story American dwelling, 11 cooms and 5 baths; Otts elayator, &c., suttable for doctor; terms.

RENTS \$170,000,

6 story elevator houses,
near Broadway-below 110th—
AVERAGE FER BOOM ONLY \$21.
Buildings of highest type
construction; in excellent condition;
100 per cent, rented and in one of the
best blocks of West Side.
Can be bought quickly for
54 TIMES THE RENT.
Requires \$150,000 cash.
Balance in exceptionally reasonable
first and second mortsages.
Principals only need apoly.
JOSEPH MILNER CO.,
505 FIGH AV. Vanderbitt 3507.

SACRIFICE

teen tamily house, \$8,663 actual rental; cc, \$58,000; cash required, \$8,000. Owner, im 1726, 41 East 42d st. \$4,000 will buy hot water apartment; good neighborhood. JUDOWET CO., World

267 Avenue A. 4 story tenement, rent \$2,200, price \$14,000; good terms; 162 East 1634 of a tory apartment, rent \$3,460, price \$25,000; near subway staffon; has a great future; 879 Third av. 4 story tenement, price \$35,000. ALBERT ERDMAN, 277

Bronx-Sale or Let. AMSTERDAM AVENUE.
Five story, with possession of store,
only \$7,500 cash required,
SLAWSON & HOBBS, 162 W, 72D ST
Morris av., near 176th, Concourse.

### CITY REAL ESTATE.

A CORPORATION owning 5 corner plots in East 177th St., Tremont Av. and adjacent streets, close te subway (all Bronx cars pass by property), wishes to sell out; ripe for 5 story 3-4-5 room apartments; opportunity for builders; one corner plot, 8,500 square feet, being improved now with 5 story apartment. H. J. SACHS & CO., 38 West 21st at.

St.). Call all week.

EXCEPTIONAL BUY, UNIVERSITY HORTS.

Twenty family new law apartment, all improvements; good mortgages; rents about \$14,000; price \$84,000; terms arranged.

BON 35, 5012 3D AV.

FOR SALE—Two corner plots, sits for building, 177th st., near Tremont av.; reasonable price, terms; fine future. A 1317 Herald, Harlem. ald, Harlem.

HOMESEEKERS investigate, see to-day, 3336 Glas place, West Bronx, near Bedgewick av., Fort Independent st., 238th, Broadway sulway studien, new piodern six room dwelling, het water heat, let 37x101, beautiful high location, fine view, neighborhood; sell for \$11,500, terms; brokers take notice. PITTMAN, Owner, 2524 Creston av.

HEART of Bronx—6 story new law tenement, 50x100; 24 rooms, 7 families on a floor; stores; free and clear; price \$45,000; TUOTI, 226 Lafayette st.

LOTS, WEST BRONX.

on lot 28x100. Address Box 1272, 2914 3d av.
SELL my corner property half cost. Owner,
15 Park Row, room 201.

TANPAYER BARGAIN.
Best thoroughfare, West Bronx, newby
completed taxpayer; 100x100; price \$225,000;
reasonable rents; \$25,000; terms.
SHAW, ROCKWELL & SANFORD,
1972 Jerome av. Tel. Bingham 2700.

TO CLOSE ESTATE,

13 lots, Morris av. and 161st st. section, in cluding 4 corners and one block front AUSTIN FINEGAN, 35 Nassau st. AUSTIN FINEGAN, 35 Nassau st.

TWO family brick, 13 rooms, all improvements; garage; Woodlawn Heights, 236th st.: cash \$5,000; balance easy terms; immediate possession. Inquire F. W., 441 E. 167th st. Meirose 3983.

TWO plots for sale 5 and 2 lots Bronx, near 183d st. and Southern Boulevard. REYNOLDS, 154 Morgan av., Brooklyn.

TWO family frame, all improvements, near Jerome av. subway station. 15 W. 183d st. VACANT, northwest corner Clinton av. and Oakland place. RABELL, 220 Broadway. 25,500 buys six story corner, 45,100, East Bronx; fine business section; seven stores, two 4 F. 3-5, steam, electric in hall; average \$7.50 per room; rent \$19,300, price \$105,900. S. L. ARONDS CO., 470 Tremont av.

BIG SACRIFICE.

garage, tile kitchen and bath, electricity, parquetry throughout, many other modern improvements; tax exempt; terms to suit.

965 E. 14th st., near Av. J. Brooklyn.

CHOICE I and 2 family, also store house, near this office at bargain prices. OTTO SINGER, Kings Highway station, Sea Beach lower eight room apartiment in duplex dwelling, with frontage of 70 feet on excisive, convenient block, near park and Brighton express station; enclosed porch, heat, garage and garden; interior of highest tone immediate possession: upper apartiment rented; will lease vacant apartment or sell dwelling. Owner on premises. Open for inspection. 256 East 21st st., near Albermarie road.

FLATBUSH-2 one family semi-detached plastic stucco houses, one 6, one 7 rooms, inclosed porch, bath, shower, parquet floore, steam heat, electric, garage, all improvements, tax exempt; a bargain. Inquire on premises, 3702 Av. D. corner East 37th st. Main 6257.

FLATBUSH-Seven rooms and bath, stucco, excellent construction, hardwood interior owner leaving city; will sacrifice; near public school; rent or sell, small amount of cash. Phone Flatbush 4811, 358 East 45th st. Brooklyn.

HOMESEEKERS take advantage, 2 family, basement; Brooklyn: no agent; reasonable. 263 Heraid, 280 Hway.

Gueens-Sale or Let.

ARTISTIC one family brick dwelling, with and sale or late of take advantage of ALTO-RETHERS and Control of Control

ARTISTIC one family brick dwelling, with garage, on plot 60x100; 6 rooms, bath and large attic, highly restricted residential section; convenient to main Jamaica station; cash required \$4,000. WM. M. DUFFY, Hillside av. and 148th st., Jamaica. Hillside av. and 148th st., Jamaica.
GLENDALE Studio Building, including three acres, with 225 feet frontage on Myrie av., Glendalo, L. I.; rental \$18,000; attractive price and terms, with possession. DERSCHUCH & CO., 26 Cortlandt st., N. Y. JOHNSTON'S NEW MODEL HOUSES, At Elimburat, one and two family houses, has driveways, every modern improvements, near subway, easy terms. Owner and builder, GEORGE C. JOHNSTON, at Elimburat av. subway station. Elimburat.

\$2,000 CASH: two family, New Det.; 11

### SUBURBAN REAL ESTATE.

Long Island-Sale or Lef.

AT Bellport, L. I.—On Merrick road, about 1% acres, a very fine country or commuting home; gas, electricity, running water; 11 rooms, 2 baths, extra tollet, extra summer kitchen; fruit trees, grape arbor, tool house, garage, one room bungalow. This place would make a beautiful home or could be used as a boarding house, dining or tea room. Will sell for \$15,000 furnished; absolute bargain. For further particulars as to maps or photos reply to ALLYN S. CRUMM, 1500 Flatbush av., Brooklyn.

COST OWNER \$18,000.

ACT FLORAL PARK—New beautiful home, or rooms, tile bath. Ritchen, fireplace, every modern improvement, high class residential section; price \$10,500; liberal terms. E. F. LYONS, 126 Violet av. Phone Floral Park 3884.

AT HOLLIS, L. L.—6 room shingle house for sale, fine location, perfect combition, 5 minutes to station, 28 minutes from Broadway; liminediate possession. F B 682 Herald, 286 Broadway.

ACREAGE, 3, small house, \$8,500; also 3 acres, no house; also 10 acres, another 60 acres; all in Baidwin, HURNEYS, opposite station, Baidwin, L. L. Phone 1857-W.

Beautiful new Colonial home, tax exempt, containing 7 rooms, tile bath, tile kitchen, steam heat; must be sold before December 20, as owner is leaving for West on that day price \$11,500, terms, J. WILSON DAYTON Bell av., Bayside Tell, bayside 1841.

DOUGLASTON PARK, 6 lots, beautiful, restricted streets, 5 minutes to station, 28 minutes from New York by Long Island R. to Pennsylvania Station, will build or finance buildings of one or two houses on plans of purchasers. FOX, 7178 Rector or Bayside 122.

FLORAL PARK, price \$7,000, terms; six rooms bouse; all dupprovements; lot \$50100.

Deficied streets, 5 minutes to estation, 27
minutes from New York by Long Beland R. R.
Donn New York by Long R.
Donn New York by Long R. R.
Donn New York by Long R.
Donn New York by L

FOR SALE. Very attractive Colonial house, B rooms, bath and sleeping porch, i car garage, good size plot, 8 minutes from station; price reason-

Modern All Year Home. of West Point, mountains and Ramapo Valley; price \$10,000, one-half cash. Phone 61 or write WARREN M. GILDERSLEEVE, Central Valley, N. Y.
TWELVE room stone house, acreage; delightful setting; 42 miles distance: incompleted; \$20,000. GEORGE F. ARCHER, 10 East 45d st. Vanderbilt 5084.

### Connecticut-Sale or Let.

KEW GARDENS.

umediate possession, detached cottage, insed porch, fireplace, all improvements;
ly 16 minutes from Penn. Station; real
me to desirable tenants; \$80. B 637. home to desirable tenants; \$85. B 637 Herald.

LONG ISLAND.—Farm, 50 acres, for development, 20 miles from Pennsylvania Station, on main road, near railroad; must be seen to be appreciated; terms. P. O. Box 476, Mincola, L. L., N. Y.

MCDERN, stucco home, 6-7-8 rooms, 2-3 baths, all improvements; rentricted neighborifocd; best location in Far Rockaway, inquire ISCO DEVELOPMENT CORP, Bayswafer and Mott aws., Far Rockaway, NEED CASH—Sacrifice six room house, bath, garage, fox160; residential section, with or without furniture. Inquire 119 Busquehanna av., Great Neck, L. I.

Center.

WHEATLEY HILL,
choice plot 34 acres; a rare opportunity to
purchase small tract in the midst of large
estates; fine road frontage; attractive price,
Clark, CHRIST & McKELLER, 1 West
34th. Telephone Fitzroy 0162.

YES, SIR, I'M HERE IN DARIEN.
Been here 15 years. Know all the country places, coxy village homes, shore places and lots; big and little farins; high acres and coxy nooks to build one and GOT all this, so YOU could come and get what you want. Tell me what YOU want.

YEP. GEORGE N. PHILCOX, Darien, Conn. Phone 90.

ATTRACTIVE new Colonial house; large living room; sun parior; sleeping porch; four bedrooms; tiled bathroom with shower; lardwood floors; to 50x200, best neighborisod of Plainfield; \$14,000, liberal terms, Address Owner, 80 Mercer av., Plainfield, N. J., or Room 675, 50 Church st., N. Y. N. J., or Room 675, 50 Church st., N. Y.
A@COUNT settling estate inust sacrifice
ideally located 8 room modern house; large
plot; lroom for garage; plenty milit saking
price \$8,000; no reasonable for the saking
price \$8,000; no reasonable for training for full particulars address Executor, B 622 Horald, 260 Broadway.

ALLENDALE — Handsome modern house,
open fireplace; sell \$500 cash; rent \$75
monthly. Photographs. HOVER, 212 Broadway, New York.

BEATS TAN EXEMPTION.

PRICES \$5,000 to \$50,000.
Riustrated booklet on request.
CLARENCE A. TAYLOR,
Boonton, N. J.

BEAUTIFUL piot on Park st., 367x31; high
ground, skirted by brook; elegant trees;
block from Valley road and trolley; very
secluded; perfect for small estate or builder's plots; will sell cheap. WILLIAM FREY,
Agent. 529 Clinton ax. Newark, N. J.

BUNGALOW on lake, 4 rooms, furnished;
large servened porch; excellent train service. J. C. HENDERSHOTT. Newton, N. J.

EQUIPPED poultry farm bargain. 22 acres
fine 8 room house, stream, some woodland
horne, cow, 130 black-Leghorns; toola; \$5,000.
half cash; first looker will buy it. DATSON
FARM AGENCY, 489 5th av., N. Y.

EAST ORANGE—5 room apartment, very
desirable; near station; \$100; no children.
Phone Orange 3628.

POR SALE or Rent—200 feet of river front
on Passale River, having several building,
sultable for foundry or other purposes. Apply THE WATTS, CAMPBELL CO., 295
Ogden; st., Newark, N. J.

GLEN RIDGE, N. J.—Immediate possession;
tield bath, parquet floors, open fireplace;
\$70; other bargains. WILLIAM MEYER
HOLZ, HI Centre st., Nutley.

PREE Hst of houses for sale and rent Write
VAN WINKLE CO., Rutherford, N. J.

GLEN RIDGE, N. J.—Immediate possession;
dwellings, several years built; 9 rooms, 15
heaths, \$12,500; 9 rooms, bath, \$5,500; 19
rooms, bath, garage, \$13,500; Come by Lackawanna; closed Thursday. NATHAN RUSSELL, Inc.

HACKENSACK, Gentleman's community.

HACKENSACK, Gentleman's community.

The lack of houses for sale and rent Write
bonne, 8 rooms, 3 tills baths, polithed cak
floors, fireplace, bot water heat; 150x;50
garnage; 20 minutes communities; cost \$22,506
to build, will sell chemps, cost \$22,506
to build, will sell chemps from the sale floors, one fireplace;
to build, will sell chemps from the sale floors, one fireplace;
to build, will sell chemps for community.

FOR SALE IN MIAMI, FLA.

90 year lease on an office building located
the control of the cost of the co

# SUBURBAN REAL ESTATE

HOME BARGAIN for a family of refinement and education who can secure title to and occupy at once this beautiful Colonial home, with garage, located on one of the heast streets of a celebrated suburban residential acction hear New York city, where the dealres of the neighboring families as to the personality of the heighboring families as to the personality. York city, where the dealies of the neighboring farallies as to the per crafts. It has been a set and will receive first consideration; on the payment of \$2,000, balance of \$10,000 on long time first and second mortgage; the plot fronts 100 feet on the street and extends 130 feet in depth; house contains 7 rooms and bath and wide veranda; the elevation is over 800 feet; it is only a few minutes walk to trolley station, and convenient to rallroad express station, on the best commuting road out of New York city, and is offered complete with no extras, including shades, gereens and beautifully landscaped grounds; there are over 100 commuters from this section now; bathing, boating, skating, off, tennis and country clubs are available, together with the schools, churches and "markets; it is a bargain and a wonderful place for children. Immediate, P. O., box 375, City Hall Station, New York city.

THADDETS CRANE, Real Estate, Tel. 1.

BIELL & PIERSON, Real Estate, Tel. 2.

BIELL & PIERSON, Real Estate, Tel. 2.

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FRANK T. SLAVIN, Realtor, Kroege Biege, Stamford, Conn. Phone 1685.

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PREDERICK P. CRAIG. Tel. 488.

SOUTH ORANGE AND MAPLEWOOD.

Lackawanna R. R.; attractive homes from plo, 200 to \$55,000 EUGENE HUGHES & BRO., opposite station. Bouth Orange.

walk Genn.

PLOT. 75 BY 110 RREGULAR, ON SOUTHERN BULLEVARD. NEAR 183D ST.
FACING BRONX PARK. DUFFY, SHORE
ROAD 3061.

SEVENTY minutes from Grand Central.
Two artistically remodeled houses on opposite sides of beautiful river. Furnace, electricity, garage, city water, \$16,000.

500 Fifth Av. Longacre 9181.
VES. SIR, J'M MERE IN DARIEN.
Been here 15 years. Know all the country places, coxy willage homes, shore high seres and coxy neoks to build one and GOT all this, so YOU could come to me and cet what you want. Tell me the company of the TENAFLY—Two family 12 room stone house, all improvements, garage, fruit, \$7,500, Photographs, HOVER, 212 Broadway, N. Y.

623 BELVIDERE AV., Netherwood.— Attractive II room home, corner plot, 100x200, 3 blocks to trains, on high elevation; offers invited for im-mediate sacrifice. J. J. SCHWARTZ, REALTOR, Babcock Bidg., Ph. 2083 Plainfield, N. J.

## REAL ESTATE—Other States.

rooms, bath; all improvements; 5 minutes walk to station; only 25 minutes from Broadway by walk to station; price lowered to \$16.00, warned to station; only 25 minutes from Broadway by walk to station; price lowered to \$16.00, warned to station. First & MARVIN.

527 5th av., N. Y. Phone Murray Hiff 6526
NEW ROCHELLE—Fine Colonial home, restricted section, convenient to station, archest and schools; ideal location, 7 rooms, 2 baths, breakfast porch, sleeping porch, pen fireplace; beautiful shade trees; can be bought at a bargain. See SULLIVAN, 20 North avenue. Tel. 900. Office open Sum days.

NEW ROCHELLE—A charming and conveniently located home of 7 rooms and bath in splendid upkeep: a 3 car garage, the income of which pays taxes. This is an opportunity at \$11,500. F. A. RELLSTAB, 31 North av., Tel Ssi, New Rochelle, N. Y. North, av., Tel Ssi, New Rochelle, N. Y. North, av., Tel Ssi, New Rochelle, N. Y. See School, station; half hour Grand Central; price \$1,000. G.K. Laird, S.Y. Warderbilt av. Tel. Murray Hill 7677. New Rochelle, N. Y. Edentical section and particularly decorated; corner plot; produced and excelled, As and butting from the product of the pro

REAL ESTATE—Other States

Florida-Sale or Let. IT'S JUNE IN MIAMI.

Spend the winter in Fjorida.

Scason rentals, real estate, homes,
Farms, beach properties, business.

THE C. M. FATON CO., Miami, Fia.

for information.

LUNURIOUSLY fursished, beautiful mansion with gardens on a lot 146x500 ft.
facing Haifrax River in the City of Daytone
Florida, in the heart of the best residentia
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